

272 Lynmouth Avenue

Morden, SM4 4RS

£550,000

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Located on the charming Lynmouth Avenue in Morden, this delightful end-terrace house offers a perfect blend of modern living and comfort. Spanning an impressive 1,035 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a stunning open-plan dining and lounge area, which creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern, well-equipped kitchen is a chef's dream, providing ample space and facilities to prepare delicious meals for family and friends.

The property features an open-plan reception room, which can be utilised as a cosy sitting area or a study, depending on your needs.

Outside, the private drive offers parking for two vehicles, a valuable asset in this sought-after area. Additionally, the presence of an outbuilding provides further versatility, whether you wish to use it for storage, a workshop, or even a home office.

This end-terrace freehold property is not only a wonderful place to live but also a fantastic investment opportunity. With its modern amenities and spacious layout, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

Accommodation

Hallway
The hallway features hardwood Amtico flooring, a radiator, and UPVC double-glazed windows. There is also an understairs storage cupboard housing the tumble dryer.

Lounge
The lounge features UPVC double-glazed windows with plantation shutters and a media wall with integrated lighting.

Kitchen
The open-plan kitchen features hardwood Antico flooring, a UPVC double-glazed window, and a wall-mounted radiator. There is a central island with an integrated Zanussi hob and an extractor fan above.

























The kitchen also benefits from an integrated Zanussi double oven, quartz work surfaces, and an integrated sink with a bronze mixer tap.

The kitchen is fitted with charcoal-grey upper and lower units with bronze handles. Integrated appliances include a Zanussi fridge freezer and dishwasher, along with a Hoover washing machine. A new boiler is housed in the cupboard on the left-hand side. The kitchen also benefits from bi-fold doors.

Bathroom
The bathroom features a UPVC double-glazed window, blue wall tiles, and Victorian-style lino flooring. There is a wall-mounted sink with chrome taps, a wall-mounted WC, and a chrome showerhead.

Bedroom One
Bedroom one features a UPVC double-glazed window, a radiator, grey carpeting, and a storage cupboard.

Bedroom Two
Bedroom two features a UPVC double-glazed window with a plantation shutter, a radiator, built-in wardrobes with drawers, and grey carpeting.

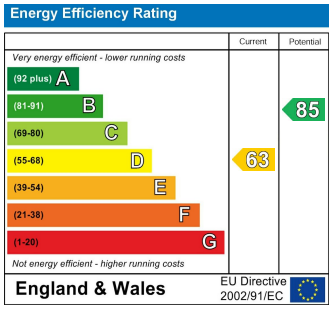
Bedroom Three
Bedroom three features a UPVC double-glazed window with a plantation shutter, a radiator, and grey carpeting.

Garden
The garden features a lawn and an outbuilding with electricity.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

Floor Plan





Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686
if you wish to arrange a viewing appointment for this

Additional information

The right side fence is the vendors responsibility
The loft is huge but not boarded or insulated there is no ladder but there's a light
The sellers have advised the neighbours are lovely both sides
The boiler and all appliances are 4 years old
The wall in the kitchen was knocked through, all planning certification is in place
Garden is east facing.
Sellers purchased in 2021
Sellers are upsizing and have found a property
There is a power connection to the garage

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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